

When recorded return to:

Eustaquio Rivera, Jr. and Sharon Rivera
17027 Lakeview Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-968

Mar 17 2020

Amount Paid \$4613.00

Skagit County Treasurer
By Marissa Guerrero Deputy

3 PAGES PDDR ORIGINAL GUARDIAN NORTHWEST TITLE CO.
P67079 STATUTORY WARRANTY DEED 19-3509
Guardian NW Title 19-3509-KH

THE GRANTOR(S) Skagit Home Solutions, a Washington limited liability company, 19997 State Route 9, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Eustaquio Rivera, Jr. and Sharon Rivera, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

That portion of Tract 18, PLAT 1, LAKEVIEW TRACTS, according to the plat thereof recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying Westerly of a line which runs across said tract at right angles to the Northerly line thereof, intersecting the said North line at a point which is 119 feet Easterly from the Northwest corner of said Tract 18, EXCEPT portion conveyed to Skagit County for Lakeview Boulevard by deed dated July 8, 1946, and filed July 9, 1946, under Auditor's File No. 393676, records of Skagit County, Washington.

TOGETHER WITH that portion of an 8 foot vacated alley lying between lots 18 and 26 of said Lakeview Tracts, which upon vacation reverted to said premises by operation of law.

Situate in Skagit County, Washington.

Abbreviated legal description: Property 1:
PTN TR 18, Plat 1, LAKEVIEW TRACTS

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Statutory Warranty Deed
LPB 10-05

Order No. 19-3509-KH

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Tax Parcel Number(s): P67079 & 3941-000-018-0105

Dated: 3/11/2020

Skagit Home Solutions

By: Christine Hamer
Christine Hamer, Authorized Agent

By: Thomas E. Hamer
Thomas Hamer, Authorized Agent

STATE OF WASHINGTON
COUNTY OF SKAGIT

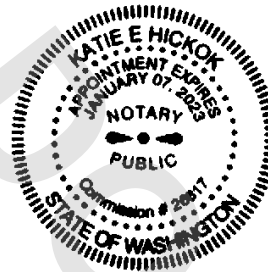
I certify that I know or have satisfactory evidence that Christine Hamer and Thomas Hamer, Authorized Agents of Skagit Home Solutions is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16th day of March, 2020

Katie E. Hickok
Signature

Notary
Title

My appointment expires: 17-23



Statutory Warranty Deed
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EXHIBIT A

19-3509-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat 1 Lakeview Tracts, Big Lake recorded February 9, 1929 in Volume 5 of Plats, pages 2 and 3, official public records of Skagit County, Washington.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

Statutory Warranty Deed
LPB 10-05